

14th -27th & Alvo Road
Stone Bridge Creek Residential

Applicant	Location	Proposal
Jason Thiellen, Engineering , Design Consultants for Stone Bridge Creek LLC	Generally on the south side of Humphrey Avenue, north of Interstate 80 between N. 14 th to N. 27 th Street	Change from Commercial and Industrial to Urban Residential
Recommendation: Approval The revised plan makes a few changes in the overall arrangement of land uses. The area of industrial use is reduced, but 75 acres for Employment Center zoning are still retained.		

Status/Description

The entire area from 14th to 27th Street was the focus of a subarea plan approved in March 2000. On page 4 of the subarea plan it noted that even though the northern area was designated as industrial, that this part of the employment center would be more oriented to office and retail uses, allowed in the I-3 Employment Center zoning. The subarea plan designated the following general land uses for Stone Bridge Creek:

<u>Stone Bridge Creek</u>		
<u>Land Use Type</u>	<u>Acres</u>	<u>Potential Floor Area</u>
Employment Center	100	
Industrial	—	550,000 SF
Office	—	300,000 SF
Retail	—	150,000 SF
<u>Urban Village: Retail & Office</u>	<u>35</u>	<u>300,000 SF</u>
Total	135	1,300,000 Square Feet

The area designated for industrial uses in the Comprehensive Plan was approximately 100 acres.

In July 2003 the City Council and County Board approved Comprehensive Plan Amendment (CPA) 03010 which did the following:

- 1) A change of approximately 20 acres from Urban Residential to Commercial use on the southern end of the project at about N. 17th and Humphrey Avenue.
- 2) Minor modification to the boundaries between Commercial and Urban Residential uses in the central area, without generally increasing the amount of commercial acres.

This proposed amendment will reverse the first portion of CPA 03010 and return the land to the original urban residential designation on the southern end. This land on the south is already approved for residential development with the Stone Bridge Creek Community Unit Plan approved in May 2004. This

proposed amendment is associated with the Stone Bridge Creek Villas CUP Special Permit 04067, Use Permit 139A, Change of Zone 04081 and Annexation 05009.

Comprehensive Plan Implications

The approved subarea plan for the property from 14th to 27th Street, north of Interstate 80 was included as a subarea plan as part of the 2025 Comprehensive Plan. The main aspects of the subarea plan include:

- ▼ An employment center location
- ▼ Land uses and commercial floor area that can be supported by the future road network
- ▼ A mix of industrial, office, retail and housing types
- ▼ An adequate buffer between light industrial and residential use
- ▼ Landscaping, building design guidelines, preservation of wetlands and other measures to provide a good entryway corridor along I-80
- ▼ Development of an “urban village” neighborhood commercial center
- ▼ Potential inclusion of a movie theaters in conformance with the theater policies and standards of the community
- ▼ A buffer for and retention of natural and to environmentally sensitive areas

This amendment would decrease the commercial acres by about 20 acres and the industrial area by about 23 acres. This will result in a reduced amount of floor area in the center. The relative mix of commercial and industrial uses would remain basically the same.

This area is designated as a future Community Center commercial center. The Comprehensive Plan states that new Community centers are generally 300,000 to 500,000 square feet. The Plan offers an incentive for projects to develop with more square feet, if certain criteria are met. As of this time, a site plan for the majority of this site has not yet been developed to determine if this site meets the criteria.

Potential Floor Area in Stone Bridge Creek Per This Amendment

<u>Land Use Type</u>	<u>Acres</u>	<u>Potential Floor Area</u>
Employment Center	75	
Industrial	—	375,000 SF
Office	—	225,000 SF *
Retail	—	150,000 SF *
<u>Urban Village: Retail & Office</u>	<u>35</u>	<u>300,000 SF</u>
Total	110	1,050,000 Square Feet

* Note: the I-3 Employment Center allows a maximum of 30% of floor area to be office and 20% retail.

Use Permit 139A includes approximately 478,000 square feet of floor area. It does not yet state the land use designations of the floor area. This will leave 575,000 square feet for the remaining commercial and industrial area.

Environmental Concerns in Area

In the past, the Game and Parks Commission, Lincoln Parks and Recreation Department and the Fish and Wildlife Service have noted that there is natural and environmentally sensitive designation on the northeastern part of this property that contains several wetlands. There are rare saline wetlands and Salt Creek Tiger Beetle locations nearby this site.

Previously, in CPA #03010, Public Works and Utilities Watershed Management notes:

“The northeast portion of this site is in the floodplain of Little Salt Creek and has been identified as an environmental resource in the Lincoln/Lancaster County Comprehensive Plan. There are NWI freshwater wetlands and previously identified farmed wetlands in the northeast portion of the site... Stormwater runoff from this site has the potential to have greater adverse impacts on saline wetlands downstream of this site without the buffer area in place.”

This change from Commercial and Industrial to Urban Residential uses does not change the environmental designation in the Comprehensive Plan. The Use Permit 139A staff report will cover the specific treatment of the wetlands as part of the development.

Conclusion

The Comprehensive Plan encourages the development of light industrial locations for “employment centers.” Economic development locations, such as this that have utilities, high visibility, are located near highway corridors, and won’t impact residential uses should be preserved. This amendment reduces the area for the employment center, but retains at least 75 acres for I-3 Employment Center zoning in the future. The proposal to change Commercial to Urban Residential at the southern end of the project is in conformance with the goals and principles of the Plan and the original subarea plan.

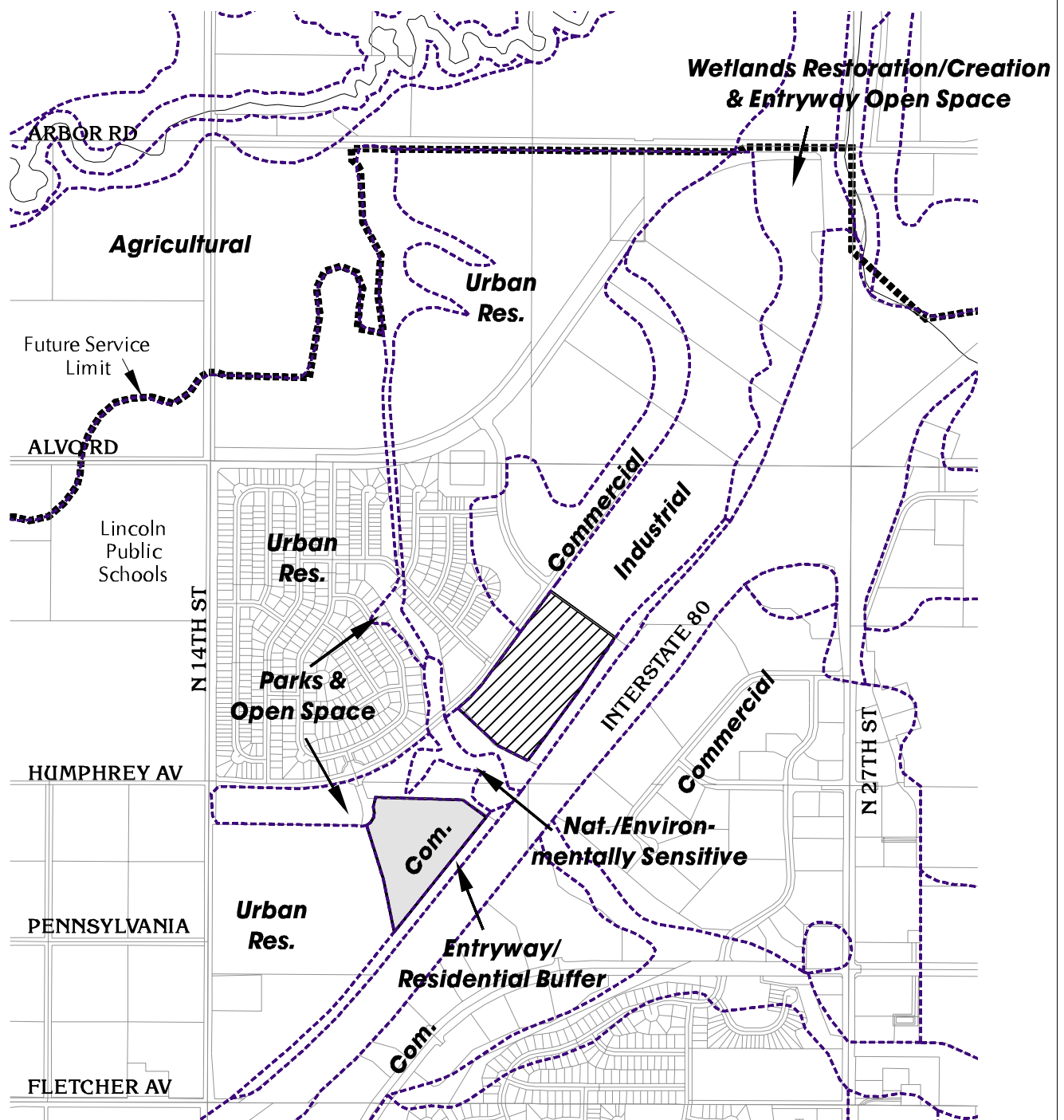
Amend the Comprehensive Plan as follows:

1. Amend the “Lincoln/Lancaster County Land Use Plan”, figure on pages F23 and F25, to change the land use designation from Commercial and Industrial to Urban Residential as shown on the attached drawing.

Prepared by

Stephen Henrichsen, AICP
Planning Department, (402) 441-6374: shenrichsen@ci.lincoln.ne.us

Prepared April 14, 2005



Stone Bridge Creek

Comprehensive Plan Amendment # 05013

- Future Service Limit
- Land Use Boundary
- Res** Land Use Category
- From Commercial to Urban Residential
- From Industrial to Urban Residential





Engineering Design Consultants

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Ph 402-438-4014
Fx 402-438-4026

March 31, 2005

Steve Henrichsen
Planning Department
City-County Building
555 South 10th Street
Lincoln, NE 68508

MAR 31 2005

RE: Stone Bridge Creek
Comprehensive Plan Amendment
EDC Job #04-033-25A

Dear Steve,

On behalf of Engineering Design Consultants (EDC) client, Stone Bridge Creek L.L.C, the application for a Comprehensive Plan Amendment is hereby submitted. Answers to the questions contained in Part II of the application are as follows:

1. Stone Bridge Creek L.L.C is proposing to change the land use of property in Stone Bridge Creek generally located at North 27th Street and I-80 from Light Industrial and Commercial to Residential (see Exhibit A). The change in land uses for this area is in response to the Centurion International's decision not to locate a manufacturing facility within the current Light Industrial Center. The absence of this facility has changed the complexity of the land uses for the platted area. The intent of the amendment is to change the land use of the property located within the current I-3 Use Permit to allow the Stone Bridge Creek – The Villas, Community Unit Plan and return the current land use designation from commercial back to residential as proposed in the approved Stone Bridge Creek 1st Addition Preliminary Plat/CUP.
2. The proposed amendment addresses the Comprehensive Plan's desire for affordable and innovative residential uses. The Stone Bridge Creek development continues to include commercial and light industrial land use as part of the overall development. The proposed residential use brings forward an innovative design by providing for a range of housing types in the neighborhood. The commercial land use will become more centralized within the development in the form of an urban village. The remaining light industrial area will provide adequate land for an employment center on highly visible land near the intersections of North 27th Street with Arbor Road and Interstate 80.
3. The proposed Comprehensive Plan Amendment will beneficially impact the Stone Bridge Creek neighborhood by providing different types of housing within the neighborhood, utilizing the adjacent outlot as recreation space, and taking advantage of the existing infrastructure by increasing the residential density using public facilities. The overall intent of the light industrial use and urban village use will remain, providing a variety of uses for the neighborhood.

4. The proposed Comprehensive Plan Amendment will comply with the community vision by maximizing the use of land, preserving and utilizing open space by increasing the amount of lots per acre in the residential area. The amendment will provide for new businesses within Lincoln by allowing the commercial use as well as maintaining the Light Industrial designation (page F 15 & 16).
5. The proposed Comprehensive Plan Amendment is supported by planning staff. A community meeting was not called since there are currently no existing residents immediately adjacent to the area of the amendment. However, Stone Bridge Creek L.L.C has worked diligently with Planning Staff and has brought forward an innovative residential design that will maximize the use of the existing infrastructure.

If you have any additional questions or concerns please contact me at 438-4014 or at jthiellen@edc-civil.com.

Sincerely,

ENGINEERING DESIGN CONSULTANTS, L.L.C.



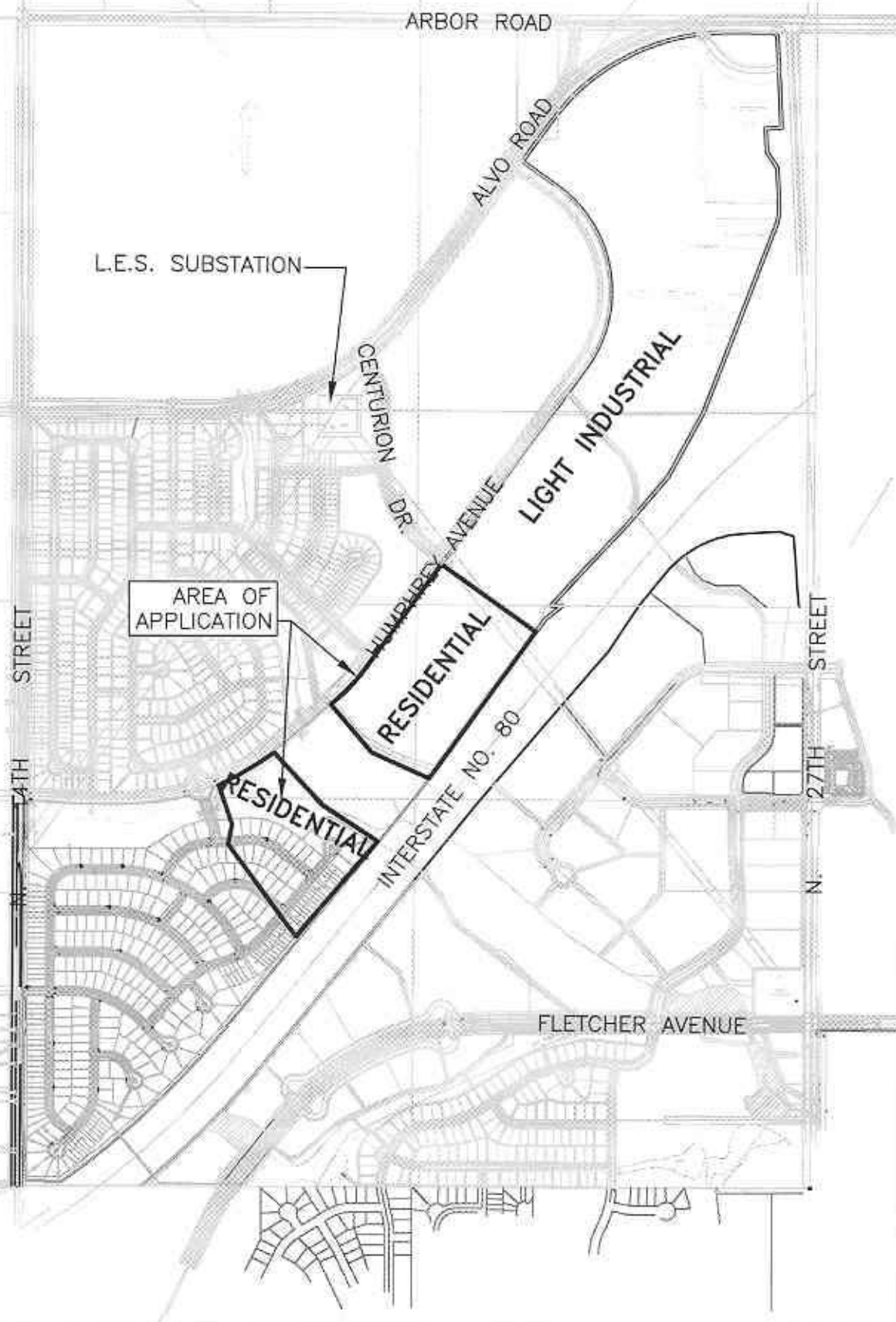
Jason M. Thiellen
Land Planner

c: Bob Lewis

Enclosed
Check for \$250.00
Exhibits A, B, and C



SCALE: 1"=1000'



2000 Parkway Ave., Suite 100, Lincoln, NE 68501
402-435-4074 • Fax 402-435-4032

STONEBRIDGE CREEK-The Villas
COMP PLAN EXHIBIT 'C'
Proposed Land Use

Drawn By: LEF
Dwg.: exhibit130F4
Date: 3/31/05
Job#: 04-033

SHEET
3 OF 3



Projects to



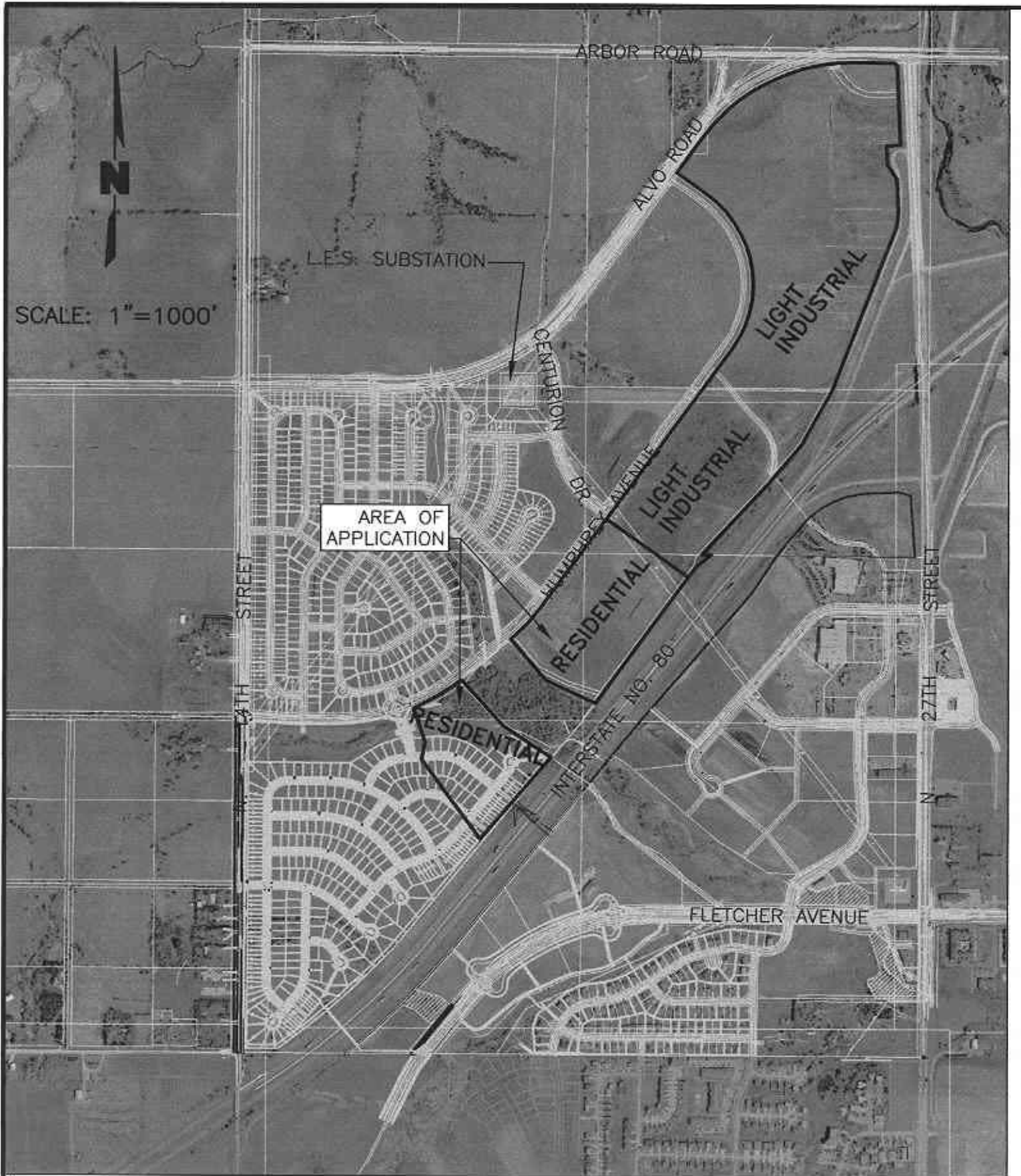
2300 Parkway Ave. Suite 100, Omaha, NE 68111
402-433-4014 • Fax 402-433-4024

STONEBRIDGE CREEK-The Villas **COMP PLAN EXHIBIT 'A'**

Current Land Use

Drawn By: LEF
Dwg.: exhibit10F4
Date: 3/31/05
Job#: 04-033

SHEET
1 OF 3



2000 Century Ave. Suite 100, Omaha, NE 68131
402-442-4014 • Fax: 402-442-4028

STONEBRIDGE CREEK-The Villas **COMP PLAN EXHIBIT 'B'**

Proposed Land Use

Drawn By: LEF
Dwg.: exhibit20F4
Date: 3/31/05
Job#: 04-033

SHEET
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